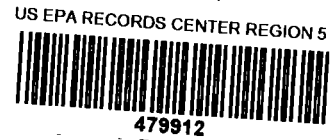




Weston Solutions, Inc.
6779 Engle Road, Suite I
Middleburg Heights, Ohio 44130
www.westonsolutions.com



May 15, 2010

Mr. Jeffrey Kimble, On-Scene Coordinator
Emergency Response Branch
U.S. Environmental Protection Agency Region V
9311 Groh Road
Grosse Ile, MI 48138

**Re: Detroit Windshield Surveys
1539 E Grand Boulevard**

On May 13, 2010, U.S. EPA, START, and the City of Detroit conducted a windshield survey of the property located at 1539 E Grand Boulevard. This memo summarizes the observations made during the windshield survey and potential sampling locations, parameters, and methods.

OBSERVATIONS

The property located at 1539 E Grand Boulevard is a former industrial facility that spans approximately eight city blocks. The former industrial facility was used by the Packard Motor Car Company to manufacture automobiles. The property is bordered to the North by I-94; to the South by Fredrick Street and commercial and residential properties, to the East by Concord Street and commercial and residential properties; and to the West by railroad tracks, industrial properties, commercial properties, and vacant land. The former industrial facility is comprised of four series of interconnected buildings. The three main series of buildings (North Series, Middle Series, and South Series) are located between Concord Street (East) and the railroad tracks (West) and split by E Grand Boulevard and E Palmer Avenue. The third series of interconnected buildings (West Series) is located south of E Palmer Avenue and split from the South Series by Bellevue Street. At the time the windshield survey was conducted, the South Series and West Series buildings were inaccessible due to possible unauthorized scrapping operations occurring within the buildings. The following observations were made when surveying the North Series buildings:

- Deteriorated building conditions (roofs and walls collapsed),
- Mostly asphalt and concrete with some areas of spare and overgrown vegetation,
- Storm sewer drains were observed along E Grand Boulevard and an unnamed alley West of the buildings,
- Access onto the property and into the buildings is unrestricted,
- Signs of trespassing and vandalism throughout,
- Trash and various bulk items throughout the property,

- Few drums, small containers, and cylinders in the buildings,
- Approximately 5-10 drums partially buried in the Northwest corner of the property,
- No signs of above-ground storage tanks (ASTs) or underground storage tanks (USTs),
- Potential asbestos containing material (ACM) throughout the buildings (commercial floor tiles, pipe insulation, ceramic tile adhesive, etc.)
- Pile of material (possibly ash) near an old furnace,
- Large piles of dirt and crushed building materials near the exposed basement of a former building located west of the North Series buildings,
- Pile of material (unknown) in a utility tunnel west of the North Series buildings (possible chromium contamination),
- Dielectric oil smell near an opening to a utility tunnel and an old furnace, and
- Several physical hazards (open holes to utility tunnels, collapsed walls and roofs, piles of trash, etc.).

According to the City of Detroit, large oil pits are located in the basements of the North Series buildings. However, the basements were not accessible during the windshield survey due to the deteriorated conditions of the buildings.

SAMPLING LOCATIONS, PARAMETERS, AND METHODS

The primary chemicals of concern associated with the property are heavy metals in the piles of unknown materials and the soil and asbestos in the suspect building materials and the soil. Other potential contaminants of concern include volatile organic compounds (VOCs) and poly chlorinated biphenyls (PCBs) in the containerized materials and the soil. Planned sampling/monitoring activities will include the following: sampling drums and other containers, sampling piles of unknown materials, sampling suspect ACM, sampling oil pits, and soil sampling.



DETROIT WINDSHIELD SURVEY CHECKLIST

Site Name: Detroit Windshield Survey
Address: 1539 E Grand Blvd - former Packard man. Facility
City/Town: Detroit County: Wayne State: MI

TDD No.: _____

Date of Inspection: 5/13/2010 Time of Inspection: 1030

GENERAL SITE OBSERVATIONS

	Observations/Notes
Physical Characteristics/ Conditions (as known)	
Topography:	flat
Geology (general surface soil types, fracturing, or subsurface conduits):	asphalt/concrete w/ areas of vegetation & soil mostly in courtyards & along V-dike
Elevation (asl):	-
Location (lat/long):	-
Current weather conditions:	cloudy/rain ~55°F
Vegetation:	- sparse sparse sparse & overgrown in areas
Prevailing wind:	-
Surface water bodies:	none known
Storm drains:	Y - along Grand & throughout complex
Drainage ditches:	N
Structural Characteristics	
Buildings (location, size, function, condition, age):	several interconnected
Perimeter fence:	none
Security:	none
Roads:	E Grand / E Palmer / Concord / Woodward
Railroad lines:	W bounding?

ASTs:	none observed
Remnants of former industrial processes:	Y - furnaces / tanks
Unauthorized Access	
Vandalism:	Y throughout
Evidence of trespassing:	Y
Surrounding Area	
Demographics of area:	
Neighborhood characteristics/ elements:	industrial / commercial / residential
Proximity/ type of neighbors:	S - commercial / N I-44 / E - commercial / W - industrial / vacant
Proximity to playgrounds/schools:	?
Natural Resources	
Wildlife:	?
Sensitive Ecosystems:	none known
Wetlands:	N
Others (Specify)	

Other Notes:

large facility comprised of interconnected bldgs.

POTENTIAL THREATS

	Observations/Notes
Drums with unknown contents:	few throughout / NS-10 half buried in NW corner
Totes with unknown contents:	N
Tanks, vats, pits, manholes with unknown contents:	oil pits in basement according to Robert
Cylinders with unknown contents:	few throughout
Oil or oil-contaminated substances/materials:	oil pits in basement according to Robert
Waste lagoons:	N
Settling ponds:	N
ASTs with unknown contents:	were observed
USTs with unknown contents:	were observed
Potential ACM:	yes - underneath / floor tiles / pipe insulation
Piles of unknown material:	wash were old furniture
Stained soil:	N
Sheen/slick:	N
Stressed vegetation:	N
Transformers, capacitors	N
Abandoned equipment:	Y
Radiation hazards:	?
Biological hazards:	insects
Fire remnants:	yes - portions

Other Notes: truck, various bulk items

cond./cells collapse

pits of unknown material

* no access to bldgs S of Palace - scrapyard inside

POTENTIAL MIGRATION PATHWAYS

	Observations/Notes
Drinking Water/ Private Well:	?
Drinking Water/ Municipal Water Supply:	?
Groundwater:	Y -
Nearby Surface Water:	N
Unrestricted Access:	Y
Storm Sewer:	Y
Outfall(s):	?
Air:	potential - cont. in soil unless released to air
Soil:	possible
Sediment:	N
Lack of secondary containment:	N
Evidence of overland flow:	Y - investigated to storm sewers
Vapor intrusion:	?
Other:	

Other Notes:

no access S.F. Palmer

OTHER NOTES

- evidence of trespass/vandalism - broken bottle
- pile of unknown material in utility trench / possible sewage/chemical contamination
- disturbed soil south near utility trench opening at all corners